

## LOUISVILLE METRO COUNCIL COMMITTEE MINUTES

### Labor/Economic Development

Thursday, February 4, 2010

3:00 P.M.

Third Floor, City Hall

**Present:**  
**Chair:** CM Butler  
**Vice Chair:** CM Downard  
**Members:** CM Tandy, CM King & CM Peden

**Also Present:** CM Heiner (3:11pm)

Chairwoman Butler began the meeting by announcing the members and non-members of the committee that were present. A quorum was established.

### Pending Legislation

1- [R-254-12-09 A RESOLUTION DETERMINING TEN \(10\) VACANT PARCELS OF REAL PROPERTY LOCATED AT: 1827, 1825, 1823, 1817, 1813 AND 1809 CEDAR STREET, AND 1814, 1816, 1818, AND 1820 GREEN ALLEY AVENUE OWNED BY LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT \("METRO GOVERNMENT"\) AS SURPLUS AND NO LONGER NEEDED FOR A GOVERNMENTAL PURPOSE AND AUTHORIZING THEIR TRANSFER.](#)

**Status:** In-Committee  
**Committee:** Labor & Economic Development  
**Primary Sponsor:** David Tandy

Motion to approve made by James Peden and seconded by Kelly Downard

**Discussion:** Jim Braun, Public Works & Assets, stated this property is located in the Russell Neighborhood and was unofficially titled as Muhammad Ali Park. Public Works has worked with the Parks Department on this property and Parks has confirmed it is no longer needed as a park. The Urban Renewal Commission, who oversees all development in the Russell Neighborhood, was interested in the parcels of property to continue the development of single family housing. Once the property is transferred to Urban Renewal Commission, any development will be governed by the Commission.

By voice vote, this item was sent to the **Consent Calendar**.

2- [R-27-01-10 A RESOLUTION DETERMINING ONE \(1\) VACANT PARCEL OF REAL PROPERTY LOCATED AT 600 S. PRESTON STREET OWNED BY LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT \("METRO GOVERNMENT"\) AS SURPLUS AND NO LONGER NEEDED FOR A GOVERNMENTAL PURPOSE AND AUTHORIZING THEIR TRANSFER.](#)

**Status:** In-Committee  
**Committee:** Labor & Economic Development  
**Primary Sponsor:** David Tandy

Motion to approve made by Jim King and seconded by David Tandy

**Discussion:** Jim Braun, Public Works & Assets, stated this property is a commonly referred to as JADAC, Jefferson Alcohol and Drug Abuse Center, which has been

leasing this property for many years from Metro Government. They are seeking control of the property in order to use the value of property for leverage of funding and make significant improvements to the property. The caveat in the transfer regarding the value of the property is a reverter clause. Should JADAC ever cease to operate or move from this property, the property would revert back to Metro Government.

By voice vote, this item was sent to the **Consent Calendar**.

3-

[R-256-12-09 A RESOLUTION OF THE LOUISVILLE/JEFFERSON COUNTY METRO COUNCIL REQUESTING THAT THE KENTUCKY ECONOMIC DEVELOPMENT FINANCE AUTHORITY ISSUE INDUSTRIAL BUILDING REVENUE BONDS TO FINANCE INDUSTRIAL BUILDING PROJECTS WITHIN METRO LOUISVILLE FOR GOODWILL INDUSTRIES OF KENTUCKY, INC.](#)

**Status:** In-Committee  
**Committee:** Labor & Economic Development  
**Primary Sponsor:** David Tandy

Motion to approve made by James Peden and seconded by Kelly Downard

**Discussion:** Steve Berger, Wyatt Tarrant Combs & Marsha Berry, Goodwill Industries of Kentucky, has applied to KEDFA (Kentucky Economic Development Finance Authority) for a bond issue of \$28 million, to finance and construct various Goodwill facilities throughout the state. A resolution is required of the local government in order to proceed with the bond issue for locations in the Louisville jurisdiction. There will be no liability on the part of Metro Government.

By voice vote, this item was sent to the **Consent Calendar**.

4-

[R-11-01-10 A RESOLUTION APPROVING A FORGIVABLE LOAN TO SAL LOUISVILLE, LLC PURSUANT TO ORDINANCE NO. 54 SERIES 2009 FOR THE CONSTRUCTION AND DEVELOPMENT OF A GROCERY AND RETAIL CENTER IN THE PARK DUVALLE TOWN CENTER.](#)

**Status:** In-Committee  
**Committee:** Labor & Economic Development  
**Primary Sponsor:** Mary C. Woolridge

Motion to approve made by James Peden and seconded by David Tandy

**Discussion:** Bruce Traugher, Director of Economic Development for Metro government, stated \$3.2million of stimulus funds were authorized in the budget process to be used as an incentive to develop a grocery store in the Park DuValle Neighborhood. Economic Development has been working to secure a partner who would be willing to come in build a grocery store and put an operator in that store. In working with the local HUD Office, because these are Community Development Recovery Block Grants, the best course of action was to provide these funds in the form of a forgivable loan. The goal is to stimulate the economy, get construction jobs on that site, build the grocery store, transfer ownership and move forward.

Two studies were performed, both of which included the Park DuValle area as one of the focus areas. The first study was a Traditional Retail study giving an idea on the demographics of the neighborhood and the other study was a social compact study to

identify the cash economy in the neighborhood. Both those studies that a grocery store was an unmet need.

Economic Development has worked with the Development Entity and created a process of two leases – one being a Land Lease from the City for the portion of the property on Wilson Avenue owned by the City and the second a Land Lease with the Metro Housing Authority for the portion of the property owned by the Housing Authority, along with the forgivable loan. The lease is 75 years at \$1.00 per year. Included in the lease: all workers are to be paid a prevailing wage; the developer will employ the 15% minority owned business and 5% female owned business goals of Louisville Metro. Further an agreement that 75% will be employed from the Indiana/Kentucky metro services area and 60% will be from the Louisville area. All buildings are to be Energy Star compliant. Currently there is not a signed tenant today. There is a tight deadline to get a grocer obligated by March 17, 2010.

Reports on the Labor Goals will go to Economic Development and will be relayed to Metro Council.

By voice vote, this item was sent to the **Consent Calendar**.

5-

[R-15-01-10 A RESOLUTION AUTHORIZING THE MAYOR AND THE ECONOMIC DEVELOPMENT DEPARTMENT TO APPLY TO THE COMMONWEALTH OF KENTUCKY FOR AN ECONOMIC DEVELOPMENT BOND GRANT FOR THE BENEFIT OF SIGNATURE HEALTHCARE IN THE AMOUNT OF \\$250,000 AND TO ACCEPT SAID GRANT IF AWARDED.](#)

**Status:** In-Committee  
**Committee:** Labor & Economic Development  
**Primary Sponsor:** David Tandy

This item was **HELD IN COMMITTEE** at the request of the Administration.

6-

[R-26-01-10 A RESOLUTION CALLING ON METRO GOVERNMENT TO START SETTLEMENT TALKS REGARDING TAKE-HOME CAR FEES COLLECTED FROM METRO POLICE OFFICERS](#)

**Status:** In-Committee  
**Committee:** Labor & Economic Development  
**Primary Sponsor:** Hal Heiner  
Kelly Downard  
Kevin Kramer  
**Additional Sponsor:** Jim King

Motion to approve made by James Peden and seconded by Kelly Downard

**Discussion:** CW Butler has spoken to the Administration and read a statement regarding the issue. Due to the pending litigation, "the Police Take Home Car Case is on appeal in the Courts, and until resolution is reached it would be it would be unwise to refund money. Once the case has reached its conclusion, we will revisit the matter."

CM Heiner stated the proposed resolution asks the Administration to meet with the Police Officers leadership group to work out the take home car fee dispute before proceeding with the Court action. It asks that the Court action be suspended or delayed

to allow some time for discussion. He gave a history of the take home cars and the fees being generated on those cars. The resolution would be non-binding on the Administration.

There were concerns raised to the version of the resolution before the committee. CM King stated there were some language changes made that CM Heiner had agreed to. CM Heiner's office brought copies of the amended version to the members of the committee. Without objection, the committee agreed to adopt the amended version.

By voice vote, this item was sent to the **Consent Calendar**.

Without objection the meeting adjourned at 3:56PM

**\*NOTE: Items sent to the Consent Calendar or Old Business will be heard before the full Council at the Metro Council Meeting on February 11, 2010.**

**KLP**